



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

January 20, 2005

Casey

PRESENT: Acting Chairman Dennis Casey, Commissioners, Sylvia Hobbs and Jake Donoghue.

GUESTS: Town Planner Mona Green

Acting Chairman Casey called the meeting to order.

MINUTES: Commissioner Casey moved to approve the Minutes of the November 18, 2004 meeting. Commissioner Hobbs seconded. Motion carried unanimously.

Building Height:

Commissioners discussed proposed modifications to zoning code 289 dealing with building height. It was felt that the maximum height should not be reduced from what is currently in the code, 30 feet. Further discussion focused on developing language similar to what is in the Hunts Point code, which would provide for a graduated building height, thereby causing sloped roofs as opposed to a box look. It was agreed that before building height recommendations could be made to the Town Council, the planning commissioners should all be present to finalize the language.

Fence Height:

The commissioners discussed the current fence height provisions and whether or not they should be modified. Currently, fences up to 6 feet are allowed without a building permit, and 6 – 8 foot fences are allowed if the homeowner gets a building permit (fences over 6 feet need to be engineered and therefore plans need to be reviewed by a building inspector). There was some discussion about whether or not fences should be required to be constructed of certain materials, such as wood. It was agreed that this discussion should be continued at the next meeting and a vote taken at that time as to whether or not a recommendation should be made to the Town Council to modify the zoning code fencing regulations.

Topographic Survey:

The discussion focused on what should be the trigger for requiring a topographic survey. The current proposal is that the survey would be required if a homeowner is doing something to the roof, changing the grade, or the project is new construction. Mona pointed out that having property owners get such a survey would, over time, enable the Town to develop a

topographic survey of the entire Town. It was pointed out that, particularly with a small project, that this might be an unreasonable burden to place on a homeowner. It was agreed that Mona will research the cost of a topographic survey for an average size residential lot and bring this information to the February planning commission meeting.

ADJOURN: Acting Chairman Casey moved to adjourn. Commissioner Hobbs seconded. Motion carried unanimously.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk